



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**577 CHRISTCHURCH ROAD, BOSCOMBE,  
BOURNEMOUTH, BH1 4BH**



## TO LET

- New lease
- Prime Retail Location
- Previously KFC
- Premium required - £60,000

**Available on a new  
lease at £35,000 per  
annum**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION.

The property is located in Boscombe, a popular seaside suburb of Bournemouth. The property is located on Christchurch Road, the main road connecting Bournemouth to Boscombe.

Connections to London are approximately 1hr 30 minutes by car, and Southampton approximately 30-40 minutes away. Bournemouth airport is approximately a 10 min drive away.

The property has previously been used by KFC since 2012. Other occupants nearby include a McDonalds and Sainsburys.

This property comprises of a ground floor restaurant area, kitchen, WC's, store room, office rooms, and a basement with a WC. Please see the layout drawing on the next page of this brochure.

## ACCOMMODATION

Ground floor: 2954.26 sq.ft. (274.46 sq.m.)  
Basement: 395.9 sq.ft. (36.78 sq.m.)  
**Total: 3,350.16 sq.ft (311.24 sq.m)**

RATEABLE VALUE - £34,000

## TENURE

Available on a new lease with terms to be negotiated at a rental of £35,000 per annum.

## PREMIUM

£60,000

## PLANNING

Class E Use

This property falls within Class E Commercial Businesses and Services, which include A1, A2, A3, B1, Indoor sports and Medical use, crèche/day nursery

## EPC RATING: C

## LEGAL FEES

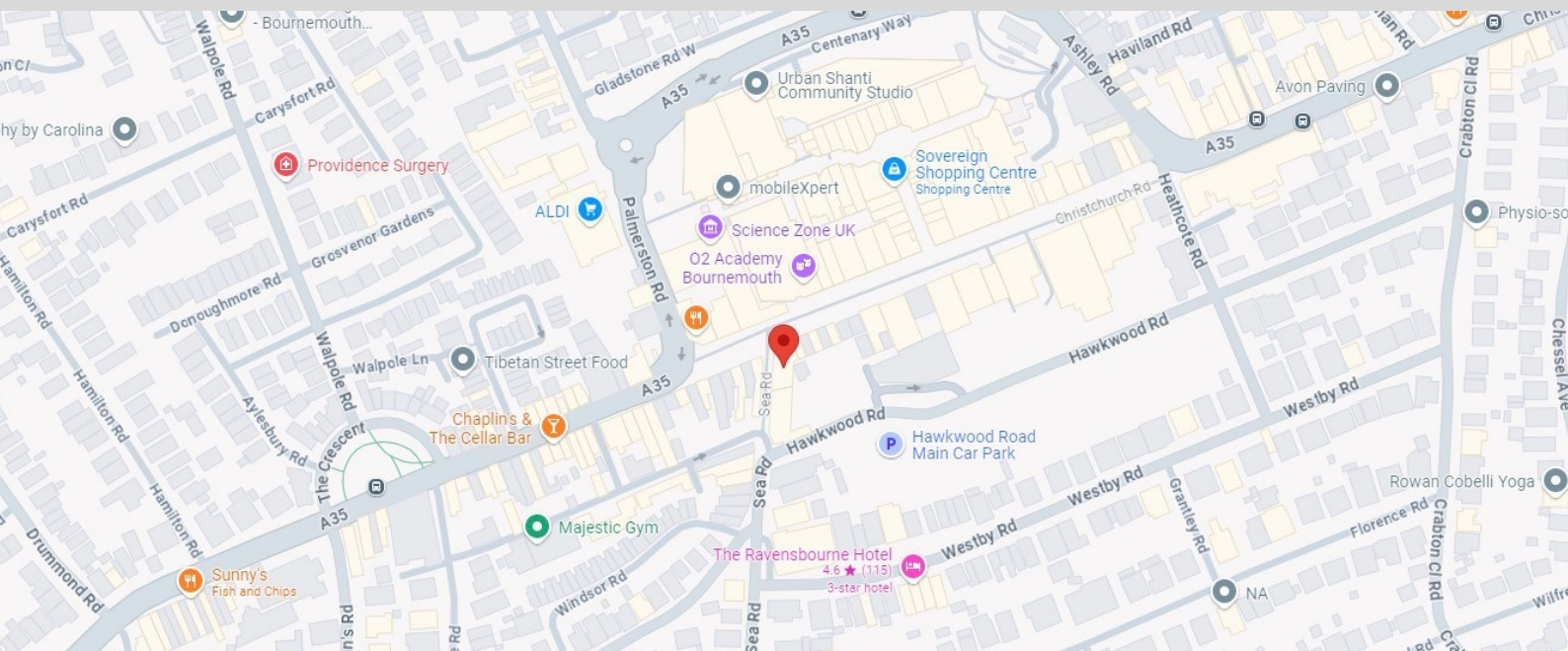
The incoming tenant will be responsible for their own legal fees.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

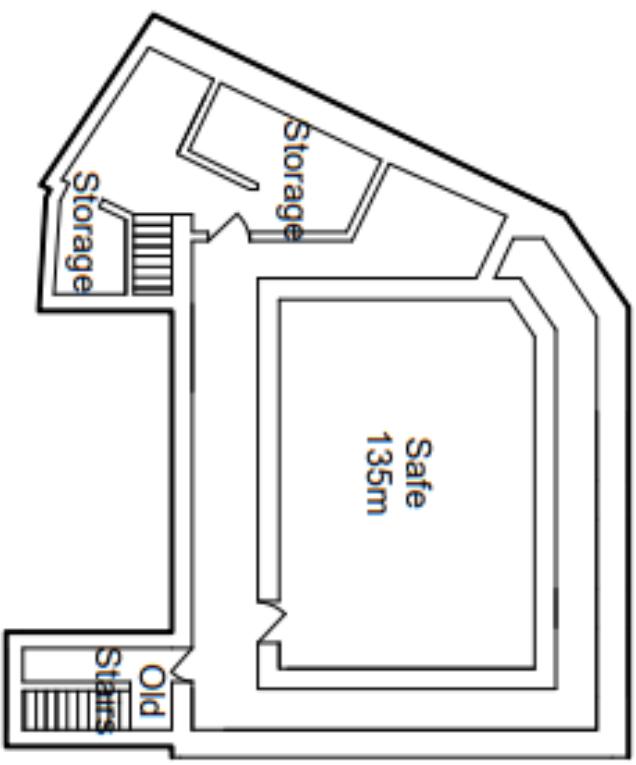
**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



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Basement Level



Ground Floor

CHRISTCHURCH ROAD

